SEPTEMBER 1950

CPAC Newsletter

What the 1950 National Conference Will Do

As we write, a radio somewhere is urging enlistment in the Canadian Army's Special Brigade for service under United Nations orders. Perhaps by the time this is read the same voice will be saying the same things, but more urgently. When the voice began, it made us ask ourselves if this October is really the time to gather in Ottawa for a National Conference on Planning. We have come to see that the topic on the radio gives an added importance, a fuller meaning to our assembly of citizens in search of better ways to build cities. Here's what we think . . .

Canada is one of many nations whose leaders have committed them to act in force under U.N. direction. But there is a group of nations whose leaders have conspicuously refused this undertaking. The gap between our leaders and theirs goes far beyond the sphere of military action—and indeed the only possible justification for any such action rests upon the higher values we see in those other spheres: freedom of opinion and association, responsible government, the fullest opportunities for physical and spiritual development of the individual person. These are the conditions we want.

We are told They believe that, upon hearing warlike sounds, we will be distracted from the pursuit of our ideals. If so, then to deviate from our efforts to realize those ideals—or even such of them as are signified in our National Conference on Planning—would certainly be to give Them comfort.

Their leaders also tell Them that evil housing is inherent in our way of life, that we shall never be rid of it. We believe that we can build, not only for physical well-being, but for emotional and moral well-being too. But we have only to open our eyes to the old centres of our cities, and to some of the not-so-old shacks around their edges, to see something that gives Them ground for Their beliefs. Neither words nor guns will sweep away those grounds—only vigorous and purposeful group action on our part. The National Conference will help us to unite in that purpose, and to gird our loins for that kind of action.

We claim that our freedom of expression and of association ensures that we can learn quickly from our past mistakes. At this moment we have an unprecedented amount of our own town-building from which to learn, and we are rushing headlong towards ever more building . . . perhaps in different places, by different methods and for different purposes than before. Our National Planning Conference can be proof that we are using to the full the advantages we claim for our society. This year's CPAC Conference, by identifying our peaceful and constructive aims, will be a measure and a proclamation of our real convictions.

COMMUNITY PLANNING ASSOCIATION OF CANADA, OTTAWA

Press Digest

HALIFAX—The total value of building permits is up some 25% for the first six months of this year as compared to the record 1949 total. The major construction project expected to be undertaken this year is a new Federal Government Building on the site of the old Halifax Hotel. Cost will reputedly be in the neighbourhood of $3,500,000. The City Council has finally decided the fate of 787 prefabricated houses purchased this summer from Central Mortgage and Housing Corporation. The houses will be sold (with priority to present tenants) at prices ranging from $1700 to $2300; the addition of foundation walls is obligatory.

There is pressure on Council to buy Franklyn Park, which has served for a number of years as a recreation area and picnic grounds. The Nova Scotia Light and Power Company recently sold the Park to the Eastern Trust Company which hopes to subdivide the property into building lots.

W. A. G. Snook has been secured as a replacement for J. P. Dumaresq as Town Planning Engineer. Recent charges that town planning and building regulations are constantly being violated has prompted the Halifax County Planning Board to recommend the appointment of a full-time inspector to check such abuses.

FREDERICTON—Fundy National Park was opened to the public on Saturday, July 29. The park is situated on the Bay of Fundy between the Goose and Upper Salmon Rivers and is about 80 square miles in area. By provincial highway the park is 54 miles southwest of Moncton and 83 miles northeast of Saint John. (The name of the park was selected following an essay competition conducted throughout New Brunswick's schools.)

SAINT JOHN—The annual report of the Saint John Planning Commission indicates a busy and successful year with progress in all phases of the city's Master Plan. A continuing housing shortage, high building costs, traffic increase and readjustment of industry remain as post war problems, as in many Canadian communities.

The first large-scale part of the Plan—the Mill Street Viaduct—is a certainty for 1950. Costs will be shared by the CNR, a portion from the Railway Crossing Fund, the Department of Reconstruction of the Province of New Brunswick and by the City itself.

Several housing projects have helped to relieve the shortage which still sees some 1,400 families in need of accommodation. Portland Place in the north end has been completed by CMHC and all streets and building locations were either planned or approved by the Town Planning Commission. Fundy Heights, in the Parish of Lancaster, originally built by Housing Enterprises of Canada, gives accommodation for 106 families in self-contained four, five and six-room buildings. The Rockwood Court development adds attractive units for some 206 families and the Rifle Range CMHC project is nearing completion. There has been considerable building also in new subdivision areas.

The Town Planning Commission has pressed for adequate subdivision control and has insisted on a specific amount of playing space before giving approval to any plan.

The boundary of the Town Planning Area was increased in 1949 by the Municipal Council to include the whole of the Parish of Simonds. This will permit a greater degree of fringe control and will bring the Loch Lomond Lakes—which is the water supply area—within the orbit of the Commission.

Changes have been made in the Zoning Map to bring it into conformity with the Master Plan and amendments to the Zoning By-law seem to have given a necessary flexibility . . . Yet the activity of the Zoning Appeal Board has prevented dangerous zoning leakages—which can be fatal to any plan. Co-operation and unflagging interest, coupled with an alert public relations program has given Saint John a good start on its Master Plan. A similar degree of progress each year will bring the Master Plan almost to completion in thirty years.

(From—Annual Report of Town Planning Commission—1949, P. R. Fowler—Executive Secretary.)

GANDER—A community housing scheme is under way at this cross-roads of the air lanes. A local co-operative formed into three groups of fifteen people hopes to build 45 houses which would rent for $28.00 a month. A federal loan and the mass production and assembly of units are features of this low rental co-op scheme.

Economic data on Canada's newest province is somewhat sketchy but numerous surveys now under way should prove helpful as a basis for balanced development of the resources of the province. An intensive exploratory search for minerals is being done and an aeromagnetic survey of 5,000 square miles will be completed this year. The Federal Department of Agriculture is conducting soil surveys with a view to aiding farmers and a general survey of economic potential is being carried out by an American firm which has the capital necessary to finance major developmental projects which may be attempted.

MONTREAL—The sprawling metropolis of Montreal has a serious transportation problem on its hands and is reaching out in various directions for measures to alleviate the situation. The report of the Tremblay Commission on Montreal transportation will be in the hands of the Quebec Government in September and since it is an overall study, may give municipal authorities more direction for immediate measures. Meanwhile the municipal executive committee is now giving final effect to a by-law providing for creation of the Montreal Transportation Commission. Such a by-law has been given council approval, and ten members of the Commission must be named within 60 days. One means of keeping parked automobiles off the streets is by putting them underground. Montreal is to have an underground garage of four floors capable of holding 1,250 cars. Cost is estimated at $3,000,000. The solution may not be a happy one but is perhaps inevitable unless urban growth can be redirected.

Negotiations between the cities of Edmonton and Vancouver with a New York financial firm will be watched with interest by Montreal officials. Civic centre discussions have been held by several Montreal citizens who hope to see a $30,000,000 establishment erected, probably in the neighbourhood of Dominion Square.

Loans for housebuilding in Montreal during the first six months of the year totalled $48,500,000 which represents nearly 8,300 units. Approximately 60 per cent of all residential construction in greater Montreal has been financed under National Housing Act terms.

HULL—A housing company here has drawn up plans for the construction of 17 apartments with a total of 102 units. Rents would range from $55 to $57 per month. A shortage of suitable land within the city proper is delaying action and the company has called on city authorities for co-operation through annexation of fringe areas, or some other means.

RIMOUSKI—The rebuilding of destroyed areas is in full swing. Construction permits exceeding $1,000,000 have been issued. Proprietors on St. Germain Street will build at least 30 feet from the street so that the widening of this main artery to 66 feet as proposed by planners will be able to proceed.

OTTAWA—The figures issued recently by the Bank of Canada on outstanding debt and current revenue and expenditure for all Canadian municipalities provide some interesting data. Most significant is the fact that in 1946 current municipal revenue was a shade higher than current expenditure—386.0 millions and 384.9 millions respectively; in 1949 the situation was reversed—revenue 495.2 millions, expenditure 499 millions.

These figures are made up of three groups of municipalities—metropolitan, other urban and rural.

Generally asking, it has been the "other urban" group which has been able to stay out of the red; in each of the four years reported in the Bank of Canada analysis (1946 to 1949 inclusive), metropolitan and rural municipalities as groups have spent more money than they took in, in taxation and other forms of revenue.

The overspending has not been excessive; but it does raise again the question of whether the upward trend of municipal spending will continue.

Schools have been the biggest single expenditure item for the past three years. In 1949 it was 153.0 millions as against 105.5 in 1946.

Protection, general administration, and sundry is the next largest item (140.4) followed by public welfare (67.0) and highways, streets and roads (66.8).

A combination of higher costs and the intrusion of defence considerations in the allocation of materials may slow down the pace of Canadian construction activity which reached a high of $383,000,000 in the first three months of the calendar year—an increase of 3% over the corresponding 1949 total. The output of construction materials also went up, with a 6% increase over the 1949 level. A decline in lumber output coupled with an increase in the U. S. demand for Canadian lumber had the effect of depleting stocks and increasing prices. Lumber exports—largely to the U. S. A., increased from $67,909,000 in 1949 to $108,239,000 this year. A further reason for stock depletion is the damage done by forest fires. Last year some 7082 fires destroyed 2,728,656 acres of trees in Canada—a volume of timber equal to half of the annual consumption of the Canadian pulp and paper industry. The damage to standing timber and property amounted to almost six millions, while the year's fire-fighting costs brought the bill to more than nine million dollars.

The Dominion Bureau of Statistics has compiled figures on new residential construction in Canada during the first five months of the calendar year. Excluding Quebec, the statistics reveal that 92% of private construction consisted of one-family detached houses while 99% of the houses built by Central Mortgage and Housing Corporation were of the single-detached type.

The effect of accelerated defence programs in Canada and the United States on the housing construction program is difficult to predict. The possibility of an increased demand for lumber may accompany shortages in other materials such as steel. President Truman has ordered the Federal Housing Authority and Veterans Administration to demand higher down payments and to cut down on building programs generally in order to provide more building materials for defence purposes. He also recommended that Congress authorize more controls to curb expansion of privately financed real estate credit. As yet Canada has not taken such action.

The annual proposals of the Canadian labour unions made in Ottawa during the spring called attention to the need for a greater amount of low-rent housing. The C. C. L. brief stated that the cheaper commercial dwellings are beyond the purchasing power of the average worker. The Congress urged "the lowering of interest charges, the encouragement of group or co-operative projects, and a greater development of subsidized low-rent housing." The Trades and Labour Congress requested similar action calling on the Federal Government "to undertake, in co-operation with provincial and municipal governments, a nation-wide low rental home building program financed by national credit".

Ottawa's harried City Council has decided to acquire a block on the west side of the Rideau Canal by barter and expropriation as the site of a new city hall. The Council according to a *Journal* news item will "seek government approval, obtain estimates on property involved, acquire privately owned land in the block, draw up plans for a simple administrative type building and count on an addition by the Federal District Commission of the 'ginger bread' necessary to make the city hall harmonize with national Capital decor".

BROCKVILLE—A motion to annex a wide area of land to the north of this town was unanimously approved by a meeting of the Brockville and Elizabeth Joint Planning Commission and the Brockville Industrial Commission. Annexation of this land would give Brockville needed expansion area. The motion now goes to the councils of the two municipalities.

TORONTO—The Ontario Municipal Board has heard evidence from many persons on the amalgamation dispute. Among these were Dr. Albert Rose, Research Director for the Civic Advisory Council's Committee on Metropolitan Problems; Planning Commissioner Tracy le May, and Mayor McCallum. The latter asked for an interim co-ordinating authority to administer water and sewage service in the Toronto area. The suggestion was favourably received by Chairman Lorne Cumming, but action will be deferred until sittings resume in the fall.

The Niagara Power Treaty has been ratified unanimously by the United States Senate. The treaty provides for increased diversion of water from the Niagara River for power development. It divides the water resources of the river equally between the two nations, withholding a reserve for navigation and to preserve the scenic value of the Falls. When completed, an additional 900,000 horsepower will be available to Ontario at a cost of roughly $200,000,000.

HAMILTON—A zoning by-law has been passed by City Council. It divides the city into eleven types of districts—five categories of residential, one resort category, three commercial and two industrial categories. The Hamilton Planning Board has held four public meetings of an informative nature. The Ontario Municipal Board may order public hearings this autumn to receive public comment. City Planning Commissioner David Jamieson stated that the zoning by-law is an effective form of land use control, and that the stabilization of land values would benefit the public.

The first test for the zoning by-law came shortly afterwards when the Council refused a building permit to a Hamilton builder who sought permission to construct a new east end theatre; his plans did not conform to the city zoning by-law in that it requires theatres to provide parking space for one car for every ten persons accommodated. Mr. Justice King of the Ontario Supreme Court, in dismissing an application for a mandamus presented on behalf of the builder, ruled that such questions were for the City Council and not the Supreme Court to decide upon, except in unusual circumstances.

Board of Control has recommended to City Council that they buy some thirty acres of land in Red Hill Valley to provide a future parkland area.

Schemes under the terms of Section 35 of the National Housing Act have been arranged for LONDON and WINDSOR. Terms of the agreements provide that the federal and provincial governments purchase sites in each city to provide for 400 building lots. The governments will advance the cost of land, services and roadways within the areas, while the municipalities pay the cost of bringing water and sewer services up to the sites. The governments will sell the lots to builders at an estimated cost of $20 to $250, and houses will be priced at $6500 to $10,000, financed under National Housing Act terms whereby loans cover 80 to 85 per cent of the price. The subdivisions will be made on approved planning lines.

WOODSTOCK—The City Council here approved several proposals made by the Industrial and Town Planning Committee. One suggestion was that the Minister of Planning and Development be requested to approve the whole of the city of Woodstock as a planning area. Next the council was asked to appoint a planning board of six members and the Mayor and Minister of Planning be requested to approve the appointment of the board. Surrounding townships are to be told of the request and will be allowed to seek admission to the planning area.

GRAND VALLEY—Work is expected to begin on a dam at the Luther Marsh on the Upper Grand River. The significance of the Luther project is that it will involve the federal as well as the provincial government and affected municipalities. The municipalities will be expected to contribute 25% of the estimated $200,000 needed with the remainder shared equally by the federal and provincial governments.

This sample project could have significance as a basis for further co-operation in a plan such as the Grand River scheme, drawn up by the Grand River Conservation Commission which calls for some 8 or 10 other dams along the river's winding route to Lake Erie. In order to be prepared for future developments, the Ontario Department of Planning and Development is engaged in a study of the various aspects of flood control and conservation.

OWEN SOUND—Five low rental apartment houses, each with eight units, will be built here under a joint limited-dividend scheme. The city will provide $26,000—roughly 10% of the expected cost—and Central Mortgage and Housing Corporation, which has approved the building site, will advance the remaining funds under Section 9 of the National Housing Act. The apartments should rent at $20 to $25 each.

FORT FRANCES—The Chamber of Commerce is aroused over haphazard building and the problem of servicing new homes and has come out strongly in favour of establishing a town planning commission.

WINNIPEG—The Metropolitan Planning Commission is studying protection of Greater Winnipeg against possible future floods. Metropolitan Planning Commission's Director Eric Thrift said that such information would be put at the disposal of the appropriate governmental agency. The Commission is also giving some detailed study to school site problems in southwest Winnipeg. Flood control is also the field in which the Red River Valley Diking Board is concerned. Chaired by J. B. Carswell, the Board includes Victor Michie representing the Federal government who has had previous service on the Fraser River Valley Board, and Provincial representative D. M. Stephens—deputy minister of Mines and Resources. It is charged with the function of co-ordinating municipal flood control works in the Greater Winnipeg area into one unified scheme which will provide temporary protection pending completion of a permanent scheme.

The Shaw-Carswell report estimated the cost of temporary diking in the Winnipeg area at 2½ millions. The proposed dikes would be 24.5 feet above datum which is 1.2 feet higher than the '48 flood peak but almost 6 feet below this year's record level. It appears that the cost of providing these dikes will be shared 75% by the Federal government and 12½% each by the province and the municipalities.

The seeming paradox of too much and too little water is revealed by a growing demand for power in the province and a pressure for government action in this field. The Hogg report on power reorganization recommended that the province take over all Manitoba's power supply sources. Immediate action will more likely look to stop-gap measures until a long term solution can be agreed upon.

Winnipeg's Dwelling Rehabilitation Commission will push ahead the idea that a slum clearance program should start in recently inundated areas. A survey will be made of the Point Douglas and Water Street district by city building inspectors and a report prepared by Earl Simpson, engineer of inspections, and Eric Thrift, director of town planning, showing which homes should be demolished.

A five year reassessment of all rural holdings in the province began during the summer. Land will be assessed on productivity potentiality based on records over a 21 year average. Further adjustments taking into consideration distances from markets and relative freight charges will be made to arrive at a final figure. Municipalities will still levy their own taxes but the new assessment will give them an equalized basis on which to work.

EDMONTON—The federal government has agreed to change the site of its proposed 10-storey $4,500,000 building from the market square to the city's newly-zoned government centre area. By the earlier agreement the senior government was to give the city $100,000 and six downtown lots to aid in replacing the public market. Town Planner Noel Dant, however, recommended zoning of a government centre to house federal, provincial and city governmental buildings. Council approved, and this action serves to confirm the principle.

The Director of Personnel, Parliament Building, Edmonton, is advertising for a Director of Town and Rural Planning whose duties are to begin on October 1st, 1950. The starting salary range is from $4,260 to $5,100 depending upon qualifications.

Organization of the Edmonton District Planning Commission has been completed with the election of the provincial government's director of surveys and town planning as chairman. The Commission is expected to study the needs of a territory covering 4,000 square miles. The Town Planning and Rural Act —passed by the Alberta legislature at the last session—defined the functions of such commissions as the preparation of plans or schemes of development of common concern to two or more of the represented municipalities. The immediate problem is that of water supply and sewage disposal in the metropolitan area.

The civic centre project sponsored by L. E. Detwiler representing the First New Amsterdam Corporation continues to arouse sharp debate. City Council favoured the scheme in a close vote but opposition appears strong and the Board of Public Utility Commissioners, which is now investigating the project, has power to refer the matter back to a vote of Edmonton's taxpayers.

The granting of tax concessions has aroused business concerns in a less favoured position and there is doubt in some quarters that the development will turn out to be in the best interests of the public.

An aerial photographic survey here is in its second year and the first of 64 map sheets is in the hands of the Provincial Department of Lands and Forests. The map covers the Whitecourt-Athabaska section where Alberta's oil exploration is at present centered.

A housing project of 110 homes in the Parkallen district is scheduled to be in its final stages in October. The district has been planned so that there are no through streets and is enclosed by a belt of lawn and trees. In a convenient location is the community centre, where are aschool (to be erected next year), business centre, church and allocated lots for multiple dwellings. Construction is being carried out under the federal integrated housing scheme whereby the government guarantees a price to the mortgage and construction companies. Prices will range from $7200 to $8100.

Edmonton's house builders are however becoming concerned over the fast dwindling supply of city-owned lots suitable for small housing projects. The city still has title to 10,000 lots but many of these are single ones and defeat the advantages of mass construction and integrated design.

The Interim Development Order for Edmonton, first of its kind in Canada, which recently was passed by Alberta's government, contains provisions which are of interest to planners in all Canadian communities. A General Plan for the Edmonton area is in preparation and the Interim Order is the authorization to control urban growth until the Plan has been completed and adopted. A necessary step was the suspension of the present zoning by-law which may contain features which would clash with a new zoning by-law complementing the General Plan. Under the provisions of the Interim Development Order, there would seem to be effective control which however can only be confirmed by operation of the order. "Development" has been defined as—the making of any change in the use of any building or of any land by way of building, engineering or other physical operations. Applications will be necessary for any proposed development and City Council or any board appointed by council may refuse permission. Decisions may be appealed to the Provincial Planning Advisory Board. Council may also require authorized work to be abandoned or modified in the event of unforeseen complications. In such cases the builder will be awarded compensation and in the event of non-settlement, arbitration will be provided under terms of the Arbitration Act. Edmonton has taken an important step towards planned development, and the success or failure of this Interim Order will have a large bearing upon the adoption of similar measures in other centres.

VANCOUVER—The Metropolitan Park Planning Committee has drawn up a draft bill which is intended for the next session of the B.C. legislature. The bill is aimed primarily at halting industrialization of Capilano Indian Reserve. It would give Lower Mainland park groups the power to act jointly in cases where common interests are concerned: According to Committee Chairman Rowe Holland, the five municipal and civic groups near the Capilano Reserve will form a joint board and attempt to buy or lease property also sought by industrial interests.

The Vancouver Town Planning Commission is asking City Council to prohibit commercial vehicles above a certain weight from parking on the street, in lanes and on private property in residential areas. The Commission has also studied the question of a site for a West Broadway police station which was referred to it after protests that Council was not making use of the Commission. Council has now created a three-man committee of 'experts' to study the site problem.

City Council has made housing questions the responsibility of the standing committee on building and town planning. This was a change from an arrangement by which housing was handled by a sub-committee on housing and properties. The Civic Auditorium Committee and Town Planning Commission will study a suggestion that the $6 million auditorium-library-radio centre be located south of False Creek. In the meantime Mayor Charles Thompson has had talks with the financier Detwiler over financial problems of the project.

Central Mortgage and Housing Corporation has cancelled for the time being, plans to build 230 houses at Fraserview, Sea Island, Esquimalt and Chilliwack. Increased building cost, attributed largely to higher lumber prices, is given as the reason.

CPAC LOGBOOK

PRESIDENT IN AMSTERDAM

The President of CPAC, Mr. Harold Clark and his wife have been in Europe; they attended the 20th Congress of the International Federation for Housing and Town Planning which was held in Amsterdam from August 27th to September 2nd.

ONTARIO DIVISION

The Division set up a Program Committee in the early summer with the goal of arranging a program of open meetings for the coming year. Emphasis will be put upon joint meetings with other organizations.

The Greater Toronto Branch hopes to enter the battleground soon by submitting a brief before the fall session of the Ontario Municipal Board on the question of planning controls for a metropolitan area. (The brief will ask for creation of a metropolitan planning board which will cover not only the city and the traditional thirteen municipalities but a fringe area of a further ten municipalities.)

The Branch continues to concern itself with the proposed Crippled Childrens' School. A brief has been presented to the Board of Education and Mr. S. J. Allin appeared before the Property Committee of the Board. The brief and presentation emphasized the need of having the school in a central location and recommended acquisition of property where a program of rehabilitation could be carried out as in a blighted area. The matter will be under discussion once more in the fall. The Women Electors are co-operating with CPAC in this question.

In line with National Conference recommendations, there have been several meetings with attention being laid upon the new housing legislation, particularly Section 35. The Hamilton Branch held a public meeting on the Design for Housing and recent amendments to N.H.A. back in December '49 and since then Toronto Branch has had a public meeting dealing with implications of the new housing legislation; Messrs P. Alan Deacon and W. H. Clark have talked with the Minister of Planning and Development; and the Northern Ontario Citizens' Planning Conference held an afternoon workshop entitled "Housing and Assembly of Land and Services—Implications of the New Legislation". The Greater Toronto Branch continues to publish its monthly Housing and Planning Digest under the editorship of Dr. Albert Rose.

The Hamilton Branch has continued to hold meetings on Mountain Access and Design for Housing (design of subdivisions) and the new amendments to the N.H.A.

Recommendations arising out of the Conference at Hamilton will interest CPAC members. There were seven of these in all:

1. Ask Ontario Planning and Development Department to undertake a demonstration project in regional planning on the Niagara Peninsula, one which recognizes all aspects of community and conservation development;
2. Seek collaboration of National Film Board in producing films to serve as visual aids for planning in Canada;
3. Study provision of a simpler procedure by which a municipality may acquire, hold, sell or lease land and make it available in accordance with an official plan ("recognizing that enabling legislation exists for acquisition of land for almost all municipal purposes, and that such powers have been inadequately exercised");
4. Seek amendment of appropriate statutes to empower municipalities to require that occupancy permits be obtained before any change of use or occupancy;
5. Seek amendment of regulations to Ontario Planning Act 1946 to require municipalities to obtain recommendation of the medical officer of health before approving any draft plan of subdivision under Section 25 (4);
6. Ask Ontario Planning and Development Department to study CPAC's booklet, How to Subdivide, and if approved, recommend its use by all Ontario planning boards;
7. Continue policy of regional planning conferences to assure success of the CPAC Ontario Division.

A mimeographed summary of the Southern Ontario Conference proceedings has been distributed and a report on the Northern Ontario Conference will be in print shortly.

BRITISH COLUMBIA DIVISION

The annual report of Chairman H. V. Jackson to the Division summarized activity in B.C. and indicated an active and imaginative contribution to the cause of planning in that province. Briefly, Mr. Jackson included the following information in his statement.

The B.C. Division plans to visit the Okanagan with a view to establishing branches in such towns as Vernon, Kelowna, Penticton, Salmon Arm and Prince George.

The Vancouver and New Westminster Branches hold regular monthly meetings. The Vancouver Branch has been active in supporting the establishment of a Planning Department in the City Hall; has arranged meetings with regard to Garibaldi Park at which the Honourable E. T. Kenny, Minister of Lands and Forests was present; and was also instrumental in the setting up of the Lower Mainland Planning Board.

A Divisional Newsletter keeps CPAC Members in touch with planning activity in all areas of the province.

Co-operation between the B.C. Division and different governmental authorities has been beneficial to both. For instance the Vancouver Branch was able to defend the Fraserview Development of Central Mortgage and Housing Corporation against what was regarded as the unjust criticism of some sections of the public.

Amendments to By-laws of the Association

At the 12th Meeting of Council, suggestions were made with a view to developing more continuity and wider sharing of responsibilities in the direction of the Association's affairs. These suggestions if adopted would require the amendment of certain clauses in the By-laws under which CPAC functions. A Committee of Council has proposed the following amendments, which will be voted upon at the Fourth Annual General Meeting of the Association in Ottawa on the morning of Friday, October 6, 1950. The changes proposed are printed in *Italics*, and are circulated pursuant to Article XIII of the present By-laws. The full test of the present By-laws was mailed to all Members early in 1949; additional copies are available from the National Office.

Alan H. Armstrong,
Secretary Treasurer

IV *Admission and Withdrawal of Members*

Honorary Members shall be named by the Council for a period of one year and shall enjoy the privileges of Active Membership. The Council shall not be required to name Honorary Members in every year.

The sole requirement for Sustaining Membership or Active Membership in the Association shall be an unselfish interest in the object of the Association. The Council may by resolution authorize the Executive Committee or other designated members or officers of the Association to receive applications for membership and fees on behalf of the Association, but such applications shall *be subject to review by the Council before acceptance.* Any member in good standing may at any time resign from the Association.

VI *Council*

The Council of the Association shall consist of *not more than thirty-one* Active Members and shall perform all the functions of a Board of Directors: one Councillor shall be appointed annually by Central Mortgage and Housing Corporation and shall serve for a term of one year; two Councillors shall be elected annually by each Provincial *Division* established in accordance with Article XII of these By-laws, and each such Councillor shall hold office from the conclusion of the Annual General Meeting of the Association next following his election until the conclusion of the Annual General Meeting of the Association next following his assumption of office, or until his successor shall have been elected or appointed whichever shall later occur. The names of the Councillors elected by each Provincial *Division* of the Association shall be reported in writing to the Secretary Treasurer not less than sixty days prior to the Annual General Meeting of the Association. In the event of the failure of any Provincial *Division* of the Association so to inform the Secretary Treasurer before the said date, Councillors shall be elected to fill the said vacancies at the Annual General Meeting in accordance with the procedure set out in the next sentence. There shall be elected at each Annual General Meeting *a number of* Councillors *equal to twice the number of Divisions then established in accordance with Article XII, or such as* bring the total membership of the Council to *thirty-one, whichever shall be the lesser number.* Councillors elected at an Annual General Meeting of the Association shall hold office from the conclusion of that Meeting until the conclusion of the Annual General Meeting next following it or until their successors shall have been elected or appointed whichever shall later occur. (*Provision for Alternate Councillors to be deleted.*)

VII *Officers*

From the Councillors elected in accordance with Article VI of these By-laws, the Annual General Meeting shall elect a President and two Vice-Presidents. The Council shall then elect from among its members a *Chairman of the Executive Committee*, and three additional Councillors and these *seven named* officers shall constitute an Executive Committee to carry on the business of the Association in accordance with the decisions of the Membership at large and of the Council.

The Council shall appoint a Secretary Treasurer who may be a member of the Council. The Secretary Treasurer may be paid an annual honorarium to be fixed by the Council. The Council may employ such other persons as may be required to carry out the work of the Association. Any Officer may resign from his office and the Council shall then appoint an Officer to serve in his place.

VIII *Management*

The affairs of the Association shall be managed by the Council. *The President or in his absence one of the Vice Presidents shall preside at General Meetings of the Association. The Chairman of the Executive Committee or in his absence another Member of the Executive Committee designated by the Chairman shall preside at meetings of the Council or of the Executive Committee; the Chairman shall be ex-officio a member of all committees.*

X *General Meetings*

The Annual General Meeting of the Association shall begin on the first convenient day as fixed by the Council following the first day of September but not later than the last day of October, and notice thereof shall be mailed to Members at least thirty days before the date so fixed. The said notice of an Annual General Meeting shall contain the names of Councillors elected by Provincial *Divisions* to take office at the Annual General Meeting as provided in Article VI of these By-laws, and of Members nominated in advance for election at that Annual General meeting as also provided in the said Article. Each Honorary, Active or Sustaining Member in good standing will have one vote. Each Member may designate a person by proxy deposited with the Secretary Treasurer two days prior to the Annual Meeting or Special General Meeting, such person to vote on his behalf at such Meeting. *Thirty-one* persons qualified to vote may form a quorum. A special General Meeting shall be called by the President on the written request of ten members, notice of such meeting to be sent within ten days of the receipt of such request, and the meeting to be held not later than 30 days nor earlier than 20 days after notice of such Special General Meeting has been mailed to all Members. Such notice shall contain a statement of all the business to be transacted at such meeting.

XI *Council Meetings*

The Council shall meet on such dates as it may decide or at the call of the *Chairman of the Executive Committee.* The agenda of the business to be transacted shall accompany each notice of a Council Meeting. Members of the Council not able to attend the meeting may transmit to the Secretary Treasurer their views on the matters to be taken up, and such views shall be given due consideration by the Council. *Seven* members of the Council shall form a quorum.

The Association may provide financial assistance to members of the Council to defray expenses incurred by them in attending meetings of the Council *or of the Executive Committee.*

XIII *Amendments*

Proposed amendments or additions to the By-laws of the Association shall be submitted in writing, signed by three Members, to the Secretary Treasurer *ninety* days before the date of an Annual or Special General Meeting of the Association. The text of proposed amendments or additions to the By-laws shall be mailed to all members, *together with such comment or recommendation as Council or the Executive Committee may make with respect to them*, not less than *thirty* days prior to such Annual or Special General Meeting. An affirmative majority vote of the Members present or represented by proxy vote shall be necessary for the adoption of any such amendment. Such amendments shall not be in force or acted upon until the approval of the Secretary of State of Canada has been obtained.

Nominating Committee Report

Your Council at its Twelfth Meeting named the undersigned as Convenor of the Nominating Committee, whose duty it is to receive the names of those designated to represent Divisions and Central Mortgage and Housing Corporation on the 1950-51 Council, and then to secure additional willing nominees sufficient to compose a Council of thirteen Members. Those named by Divisions and the Corporation are as follows:

W. E. Tibbs (Chairman, Nova Scotia, *ex-officio*)
Andre Duval (Quebec)
W. H. Clark (Ontario)
E. W. Thrift (Manitoba)
G. E. Baynes (British Columbia)
Humphrey Carver (Central Mortgage and Housing Corporation)

The following have agreed to stand for election to the Council for the period October 1950 to October 1951:

George Brown (Calgary)
Alan Deacon (Downsview, Ontario)
Robert T. Donald (Toronto)
G. A. Golden (Montreal)
John Kitchen (Ottawa)
Harry V. Jackson (Vancouver)
George Mooney (Montreal)
Wreford Watson (Ottawa)

Respectfully submitted,
R. E. G. Davis,
Convenor of Nominating Committee

Planning Quotes

Clarence Stein:

"New conceptions of planning of communities are constantly discussed as pure theories, long after they have been tested in the solid form of actual building and community living. Again and again the same experiments are carried out at vast expense, without study or analysis of past experience. It is true that dissimilar places, peoples, times, customs and politics require different settings and form of communities. It is true that we cannot take, in every detail, a type of community that fitted English life at the beginning of the century, and expect it to operate successfully in America or Russia. But we should study the basic conceptions wherever they have had the test of time."

—"Toward New Towns for America"
The Town Planning Review, January 1950

Benjamin Higgins:

"The purpose of community planning is to give the people of the community the pattern of land use they want, as indicated by their willingness as individuals or as a group of taxpayers to cover its cost, over a period extending as far into the future as useful forecasting permits."

—"Towards a Science of Community Planning"
Journal of American Institute of Planners, Fall 1949

Sample Statements by some of our National Conference Speakers

F. J. Osborn:

"It would be impertinent for me to say that either the aims or the means adopted in Great Britain would be suitable for the United States. But there are parallel elements in the urban problem and there are certain laws of democratic procedure that are common to all democratic countries.

"The one thing I feel qualified to say, after visiting many of your States and cities and after meeting many planners, real estate people and university thinkers is that if your planning opportunity were to appear early or unexpectedly, you might not be able to take full advantage of the possibilities. You might miss the boat.

"What I feel very definitely is that there is not yet, among those who know most about cities, including the academic students, the planning personnel, and the practical developers, a large solid body of agreed opinion as to what future pattern of city and country arrangement should be arrived at. Until you have that, I do not see how you can work out the minimum legislative powers and the machinery and types of skill necessary to achieve that aim."

—"Planning for Large Metropolitan Areas"
Public Construction, June 1948

BE SURE OF YOUR PLACE AT THE NATIONAL CONFERENCE OCTOBER 6-7

REGISTER TODAY ON THIS HANDY FORM

MAIL BEFORE SEPTEMBER 20th TO:

COMMUNITY PLANNING ASSOCIATION OF CANADA
ROOM 238, 56 LYON STREET, OTTAWA, ONTARIO

Gentlemen; Please reserve ☐ Double Room with bath ☐ Single Room with bath so that I can attend NATIONAL CONFERENCE ON PLANNING to take place in Chateau Laurier October 6-7,

I expect to be accompanied by.....

and to require the room from..... A.M. / P.M. on Oct.....

until..... A.M. / P.M. on Oct.....

NAME.....

ADDRESS.....

FRIDAY:

Fourth Annual General Meeting
Resources for Canadian City Building
British Planning Experience

SATURDAY:

Improving Planning Methods
Patterns for Residential Areas
Study Tour of National Capital District
What Set-Up Leads to Satisfactory Neighbourhoods ?
CPAC's Part in Better City-Building

. . . help name CANADA'S PLANNING GOALS

Chateau Laurier, Ottawa
October 6th and 7th, 1950

CPAC *Newsletter*

PUBLISHED BY COMMUNITY PLANNING ASSOCIATION OF CANADA, 56 LYON STREET, OTTAWA, CANADA